

# FOR SALE & for living

ONE TOWN CENTRE - RIVER DISTRICT  
#507 - 8538 River District Crossing  
Vancouver



## #507 8538 River District Crossing

The wait is over - MOVE IN to River District's ONE TOWN CENTRE by Wesgroup Properties! Be at the centre of it all, a vibrant Town Centre public plaza, an eclectic mix of shops, eateries & everyday urban essential, just steps from the Fraser River offering ample opportunities to explore the shoreline, with bike and walking paths. This eco-friendly 2BR+2BATH+FLEX unit with HUGE BALCONY is SOUTH facing, offers TONS of light and overlooks the garden plus corridor views of the WATER. Perfectly laid out with separate bedrooms and open layout kitchen, this is a gem for entertaining. Extend your living to the fully equipped CLUB CENTRAL featuring 14,000sf including gym, pool, hot tub, sauna/steam, yoga/dance studio, squash/basketball courts, social lounge & more! 1 parking & 1 locker included.

### INFORMATION YOU NEED TO KNOW:

|             |   |
|-------------|---|
| PRICE       | \$739,900                                     |
| ADDRESS     | #507 - 538 River District Crossing. Vancouver |
| AREA        | Champlain Heights                             |
| TYPE        | 2 Bedroom + Flex plus Large Balcony           |
| BATHS       | 2   |
| SQ FT       | 804   |
| STRATA FEES | \$362.03                                      |
| PARKING     | 1 - P3 - 302                                  |
| STORAGE     | 1 - P3Rm04-150                                |
| YEAR BUILT  | 2018  |
| VIEW        | South   |
| PETS        | Yes (2 cats or 2 dogs or 1 of each)           |
| RENTALS     | Yes   |

### INFORMATION YOU want TO KNOW:



Transit

0.2 km



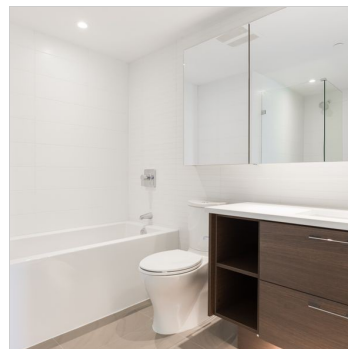
Nearest Park  
Kinross Park



Schools nearby:  
Champlain Heights  
Elementary



Coffee shops within 1 km:  
+5



**DEREK KAI** \*PREC

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**SUSAN CHOW** \*PREC

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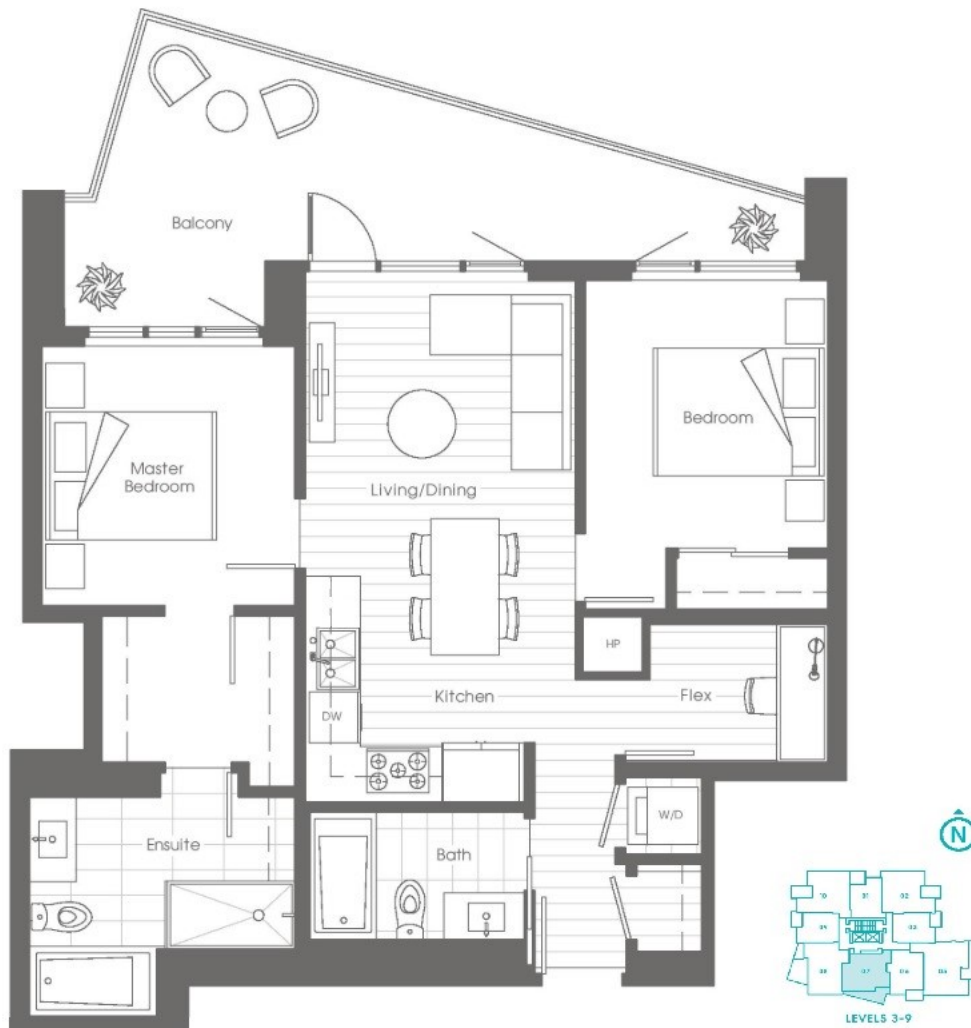
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**RENNIE**  
&  
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